

7300 BALTIMORE AVE.
TAKOMA PART H.D.

2013 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 4/11/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #627978

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on April 10, 2013.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Mark Verschell and Elizabeth Leff
Address: 7300 Baltimore Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Date Received in DPS
Map Log # 299443
MAR 4 2013
Assigned To: _____

Contact Email: MAV9@MECON Contact Person: Mark Verschell
Tax Account No.: 01063423 Daytime Phone No.: 301 563 6875
Name of Property Owner: Mark Verschell/Elizabeth Leff Daytime Phone No.: 301 563 6875
Address: 7300 Baltimore Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Home owner Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

MAR 4 2013

LOCATION OF BUILDING/PERMIT
House Number: 7300 Street: Baltimore Ave
Town/City: Takoma Park Nearest Cross Street: Takoma Ave
Lot: B Block: 76 Subdivision: _____
Liber: 1706 Folio: 72 Parcel: Lot B

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 500
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ALTERS
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height 0 feet 12 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Mark Verschell Signature of owner or authorized agent Date: 2/16/13

Approved: _____
Disapproved: _____ Signature: _____ Date: 4/11/13
Application/Permit No.: 627978 Date Issued: 3/8/13

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

sloped front yard, with concrete steps & landing
adjoining city sidewalk. No existing historical feature
on proposed work area.

Adjoining property has a stone retaining wall
retaining wall that ends at property line.

A broken concrete retaining wall on 1/2 of project area was removed
year 1950.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Construct stone wall of very similar style to
neighbor's existing wall. 11" above grade in height
w/ capstone 13 1/2" wide. No effect on historic resources
but will serve to prevent continued erosion of
front yard. Would have some limited preservation of
historic district.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension. N/A

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Mark Verschell

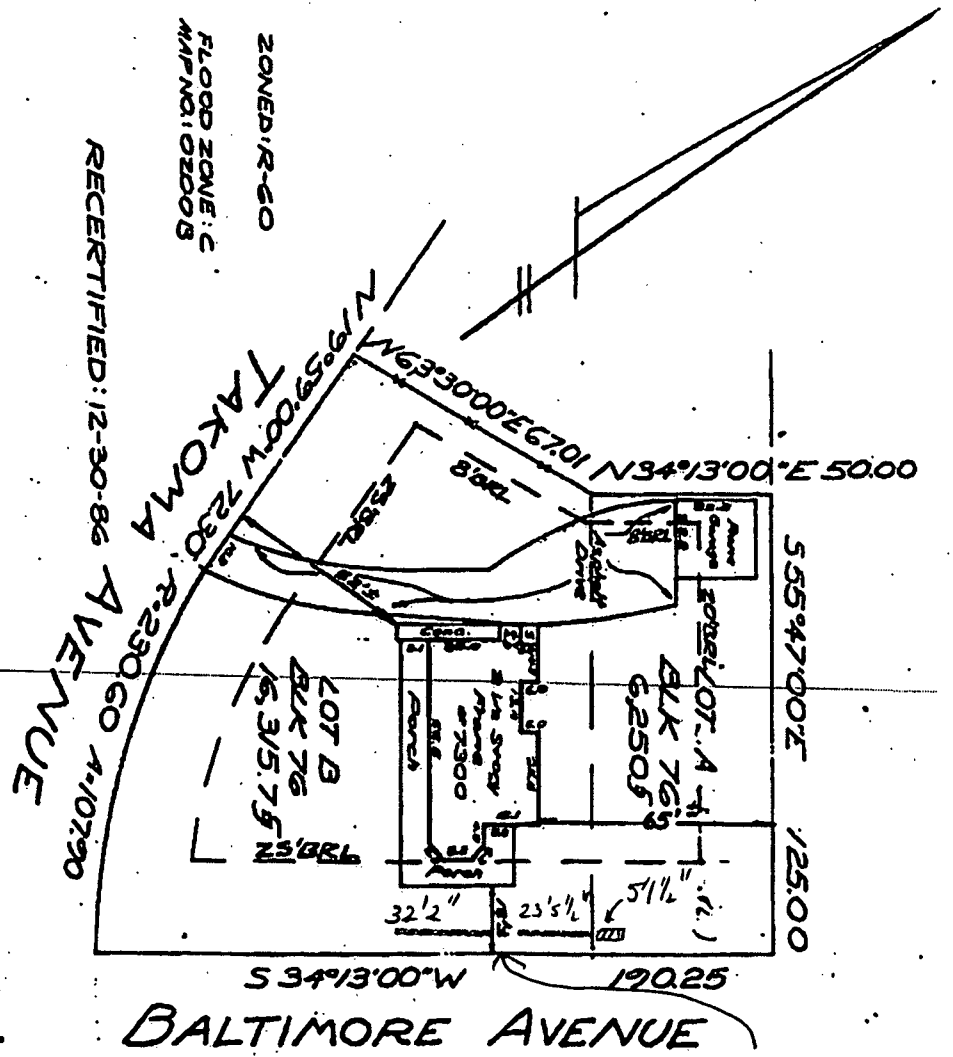
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2/16/13

existing walkway 5'10 1/2" wide
will remain untouched
except for minor
patching

yellow
willites
indicate
2 new wall
sections
wall height
11" above
grade (sidewalk
13 1/2" wide
to match
existing wall
on Lot A



Location of House
LOTS A & B, BLOCK 76
TAKOMA PARK
Montgomery County, MD

ZONED: R-60
FLOOD ZONE: C
MAP NO. 102008

RECERTIFIED: 12-30-86
4-10-790



APPROVED
Montgomery County
Historic Preservation Commission

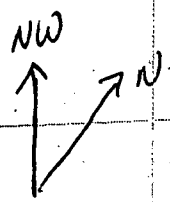
[Signature]

Mark Verschell

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Mark Verschell

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



32' 2" new

5' 10 1/2" existing

23' 5 1/2" new

existing 5' 1 1/2"

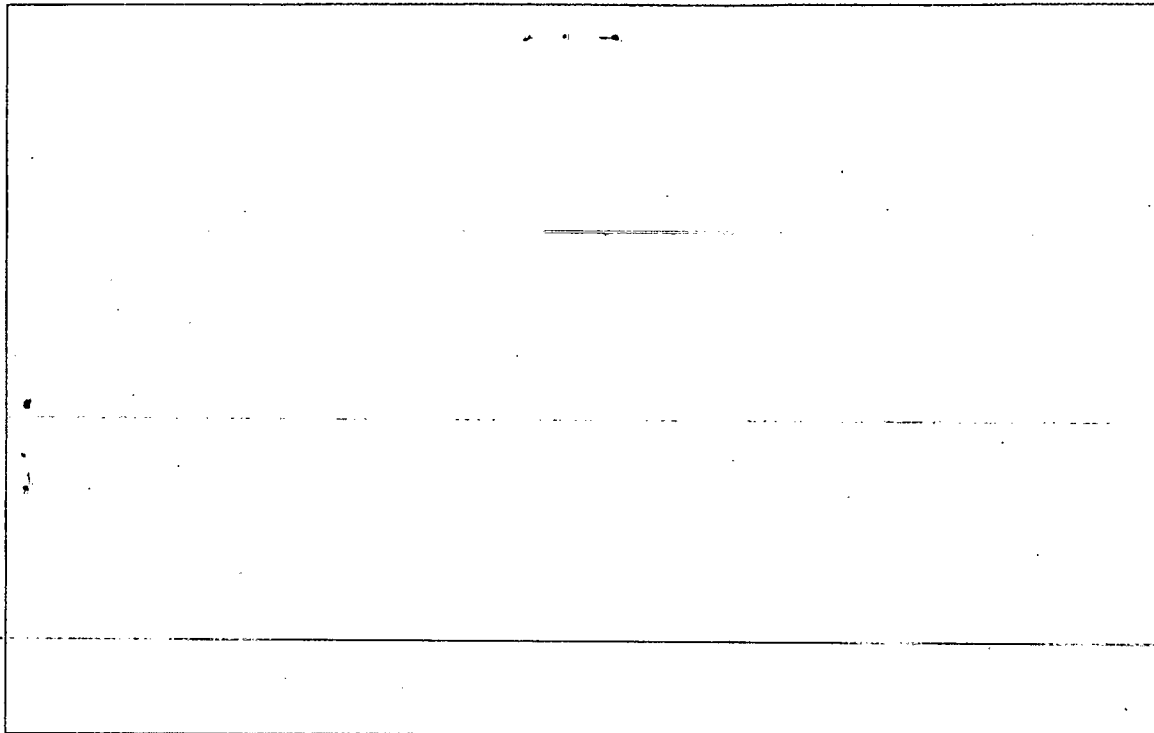
wall height 11" above grade

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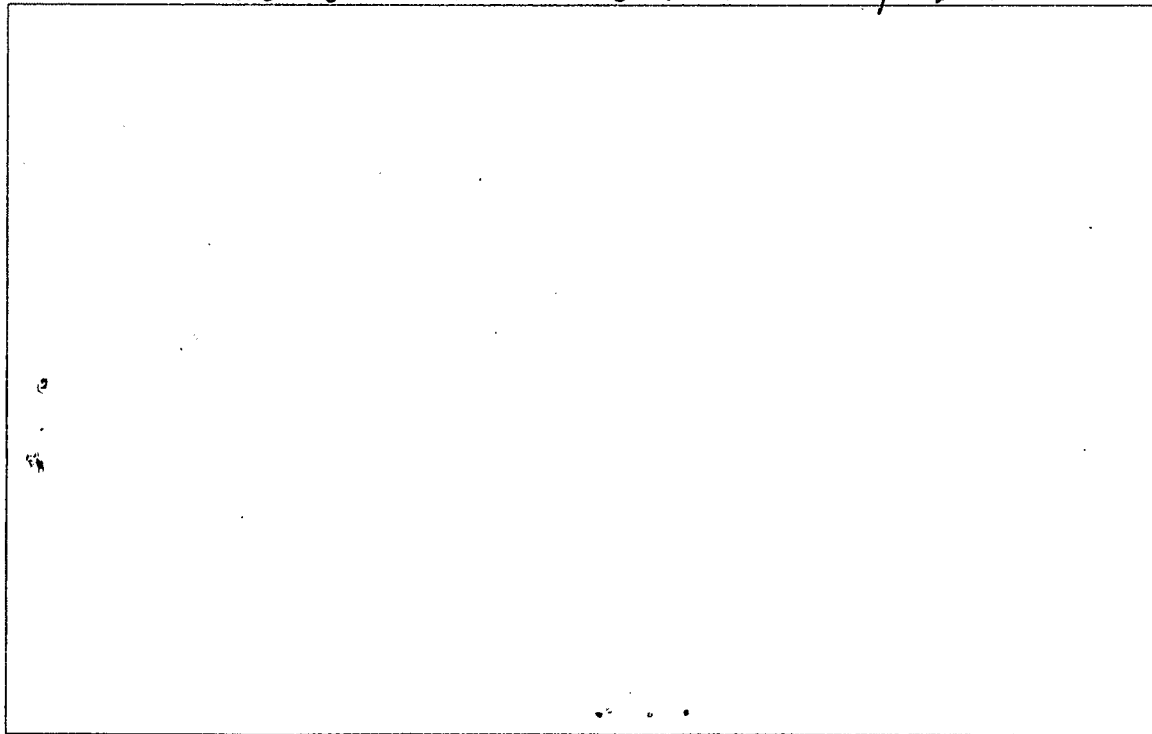
(4)

wall will be built of flagstone, capped with 1" thick capstones.
construction will be dry set, although capstone will be set w/ stone adhesive

Existing Property Condition Photographs (duplicate as needed)



Detail: View from opposing neighbors house, neighbors wall to be matched can be seen on right, next to driveway



Detail: View from adjoining neighbor. Highlighted area is where new wall will go.

Applicant: Mark Verschell

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Kodak
INKJET PAPER

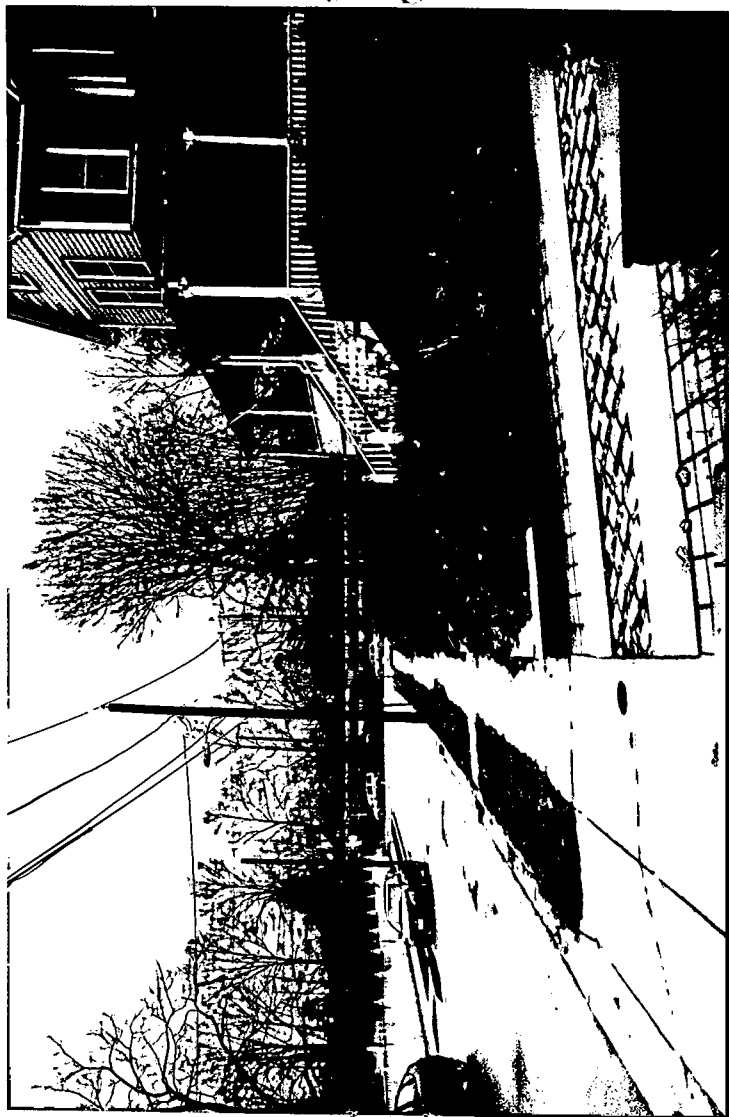
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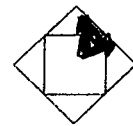
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Site Plan



Photoshopped image of what final wall should look like from the opposing neighbors viewpoint



Shade portion to indicate North

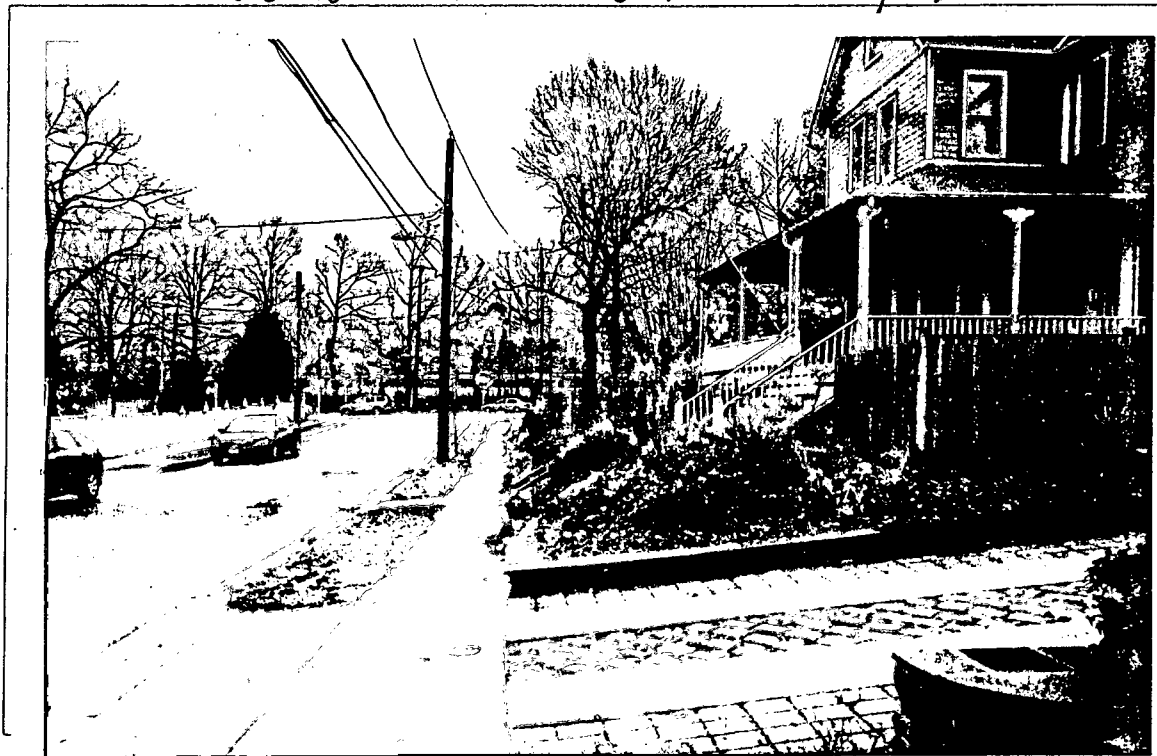
Applicant: Mark Verschell

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Existing Property Condition Photographs (duplicate as needed)



Detail: view from opposing neighbor's house, neighbors wall to be matched can be seen on right, next to driveway



Detail: view from adjacent neighbor. Highlighted area is where new wall will go.

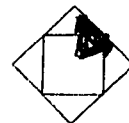
Applicant: Mark Verschell

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(9)



Photoshopped image of what final wall should look like from the opposing neighbors viewpoint



Shade portion to indicate North

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Mark Verschell + Elizabeth Leff 7300 Baltimore Ave Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Ephriam King + Carol Lindeman 7306 Baltimore Ave Takoma Park, MD 20912</p>	
<p>Nancy Cohen + Roger McGearry 7305 Baltimore Ave Takoma Park MD 20912</p>	
<p>Chas + Vicky Feinstein 7309 Takoma Ave Takoma Park MD 20912</p>	

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7300 Baltimore Avenue, Takoma Park	Meeting Date:	4/10/2013
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	4/3/2013
Applicant:	Mark Verschell and Elizabeth Leff	Public Notice:	3/27/13
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-13M	Staff:	Karen Theimer Brown
PROPOSAL:	installation of a retaining wall		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1890-1910

PROPOSAL

The applicants are proposing to construct a flagstone retaining wall across the front of their property. The proposed wall is approximately 55' 7" long and is interrupted by the existing staircase that leads to the front steps. The wall will be 11" above grade in height with capstone 13 1/2" wide. Construction will be dry set, although capstone will be set with a stone adhesive. The new wall will match the stone retaining wall on the adjacent neighboring property.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that: